



WILSHIRE CENTER
KOREATOWN
NEIGHBORHOOD COUNCIL



Planning & Land Use Management Committee

Regular Meeting

정기 회의 · Reunión Especial · বিশেষ সভা

Agenda

Monday, April 15th, 2024, 5:30 PM – 7:30 PM

PIO PICO Library, 694 S Oxford Avenue, Los Angeles, CA 90005

COMMITTEE JURISDICTION

WCKNC Bylaws VII.1.E: "...the committee reviews, invites public input, reports on, and makes recommendations to the Board on land use, planning and housing issues affecting the WCKNC community."

Reach Out to Us!

Reach out to the committee with your questions or comments:
PLUM.WCKNC@gmail.com

I. Welcoming remarks

- A. Call to Order
- B. Roll Call

II. General Public Comment on non-agendized items

- A. Comments from the public on non-agendized items shall be within the Committee's jurisdiction (up to 2 minutes per speaker).

III. Presentations and standing items

- A. Discussion and possible action to support or oppose allowing the sale of beer and wine for on-site consumption at 928 S. Western Avenue Unit #237, Case Number **ZA-2024-698-CUB** in conjunction with a proposed 5,064 sq. ft. restaurant with 185 seats,

including a 546 sf. ft. outdoor patio with 28 seats, in the C2-1 zone. Proposed hours of operation are from 11 am to 2 am, daily.

- B. Discussion and possible action to support or oppose allowing the sale of beer and wine for on-site consumption at 928 S. Western Avenue Unit #132, Case Number **ZA-2024-1207-MCUP** in conjunction with up to six restaurants in an existing food court with twelve restaurants. The food court also includes a performance stage and DJ entertainment. Proposed hours for all establishments do not exceed 10 am to 2 am daily. The food court will have a total square footage of 14,979 sf. ft. and will have 410 seats shared amongst the restaurants.
- C. Discussion and possible action to support or oppose allowing the continued sale of a full line of alcohol for on-site consumption at 641 N. Western Avenue Unit A, Case Number **ZA-2024-1474-CUB** in conjunction with a 2,385 sq. ft. bona-fide restaurant featuring 34 interior seats with hours of operation from 10 am to 2 am daily.
- D. Discussion and possible action to support or oppose that Entitlement Requests at 870 S Western Ave. Los Angeles, CA 90005 pursuant to LAMC 12.22-A,31 and 13B.2.5, the applicant requests to utilize the following Transit Oriented Communities (TOC) Tier 3 Base and Additional Incentives.
1. 70% increase in density from 92 dwelling units to 157 dwelling units.
 2. FAR increase from 1.5 to 3.75
- TOC Additional Incentives
1. 25% reduction in required open space from 16,600 square feet to 12,450 square feet.
 2. RAS3 yard standards to permit a 5-foot residential side yard abutting the property to the east in lieu of 9 feet and a 5-foot rear yard in lieu of 18 feet.
- The applicant proposes the demolition of an existing 20,518 square-foot retail building and the construction of a new 129,128 square-foot (3.75 FAR), six-story, 73-foot, 8 3/8-inch mixed-use building with 157 dwelling units, including 36 studio units, 99 one-bedroom units, and 22 two bedroom units, with 16 extremely Low Income units, and 3,000 square feet of retail space.
- E. Discussion and possible action to support or oppose allowing the sale of beer and wine for on-site consumption at 3345-51 Wilshire Blvd #150, Los Angeles, CA 90010 in conjunction with a 1,727.2 SF bar w/43 seats from 11:00am-1:00am daily.

IV. Committee member announcements/comments

V. Requests and motions for future agenda Items.

VI. Adjournment

Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Committee.

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- Pio Pico Library, 694 S Oxford Avenue, Los Angeles, CA 90005
- <https://www.empowerla.org/WCKNC>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System ([ENS](#))

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at the Pio Pico Library located at 694 S. Oxford Avenue, Los Angeles, CA 90005 or at our website <https://www.empowerla.org/WCKNC> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please email at: wcknc.info@gmail.com.

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <https://www.empowerla.org/WCKNC>